



Roundhayes Close | Weymouth | Dorset | DT4 0RN

£475,000

BEAUMONT  JONES

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We are delighted to offer this attractive and well-presented extended four bedroom detached family home occupying a generous sized and private plot within a quiet residential cul-de-sac located close to well-regarded schools and local amenities. The property internally offers a welcoming hall, two reception rooms, one of which could be used as an office, extended kitchen/diner, downstairs cloakroom, three bedrooms and modern family bathroom to the first floor and the generous sized master bedroom is located on the second floor with a modern en-suite shower room. Outside offers a beautifully designed secluded rear garden with a summerhouse, larger than average garage, block paved driveway providing off road parking for several vehicles and a front garden laid to lawn with planted borders, shrubs and a beautiful Lime tree. Viewing of this wonderful home is highly recommended to be appreciated.

- Extended Four Bedroom Detached Family Home
- Two Reception Rooms & Extended Modern Kitchen/Diner
- Beautifully Designed Secluded Rear Garden With A Summerhouse
- Larger Than Average Garage
- Located Within A Quiet Residential Cul-de-Sac
- Beautifully Presented Throughout
- Downstairs Cloakroom, Modern Family Bathroom & En-Suite To The Master Bedroom
- Block Paved Driveway Providing off Road Parking For Several Vehicles
- Close To Well-Regarded Schools & Local Amenities

Full Description

Entrance into this wonderful home is via a front aspect double glazed composite door leading into a warm and welcoming hall with stairs rising to the first floor, built-in under stairs storage cupboards and doors lead through the ground floor accommodation. The living room has a cosy feel with plenty of space for furniture, front aspect double glazed window and a set of rear aspect double glazed patio doors lead out onto the rear garden. The second reception has a front aspect double glazed window and is currently being used as an office however this could also be used as separate dining rom/snug or even a guest bedroom. The cloakroom has a WC with a concealed cistern, wall mounted



This beautiful family home is located within a quiet residential cul-de-sac, close to well-regarded schools and local amenities.



wash hand basin and a side aspect double glazed window. The extended kitchen/diner is a generous size and creates the hub of the home with plenty of space for a dining table and chairs, the modern fitted kitchen comprises a range of eye and base level units with work surfaces over, eye level integral double oven with inset four ring gas hob and extractor fan over, integrated dishwasher and fridge/freezer, space and plumbing for a washing machine, larder cupboard houses the gas boiler, rear aspect double glazed window and a side aspect double glazed door leads out onto the garden.

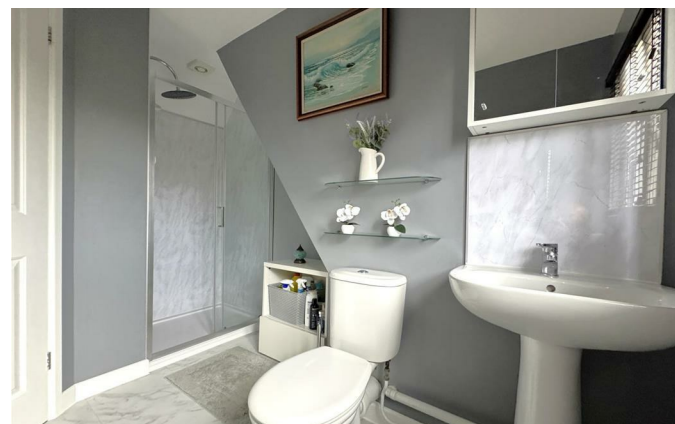
The first floor offers a landing with stairs rising to the second floor, built-in storage cupboard and doors lead through to bedrooms two-four and the modern family bathroom. Bedroom two is a double with a front aspect double glazed Dorma window and a built-in wardrobe. Bedroom three is a further double with a built-in walk-in wardrobe and dual aspect double glazed windows one of which is a Dorma window. Bedroom four is a single with an open storage area with a hanging rail and side aspect double glazed window. The modern and contemporary bathroom suite has an L-Shaped panel enclosed bath with a wall mounted shower system over and screen attached, low level WC, wash hand basin, partially tiled walls and a side aspect double glazed window.



The second floor has a small landing area with a rear aspect double glazed Dorma window and a door leads through to the beautifully designed master bedroom offering an abundance of space and plenty of space for furniture, dual aspect double glazed Dorma windows, built-in storage into the eaves and a door leads through to the en-suite shower room. This modern suite comprises a shower cubicle with a wall mounted shower system, low level WC, wash hand basin, wall mounted towel rail heater, partially clad walls and a rear aspect double glazed Dorma window.

Outside to the rear offers a beautifully designed secluded





garden mainly laid to lawn with a block paved patio area abutting the property and slate edging. The summerhouse has double glazed French doors creating the perfect enclosed seating area overlooking the beautiful garden. Planted borders, shrubs and trees. Garden shed, water supply, gated side access and a side aspect double glazed door leads into the larger than average garage. The garage has an up and over door, power, lighting and a rear aspect double glazed window. To the front is a large block paved driveway providing off road parking for several vehicles, the front garden is laid to lawn with planted borders, shrubs and a beautiful protected Lime tree.

The property sits within a popular cul-de-sac residential road with St Augustine's primary school located just moments away and other well-regarded schools are nearby. Local amenities are close by as well as the town centre and harbour. The property sits within the catchment for Budmouth Academy making this the ideal family home.

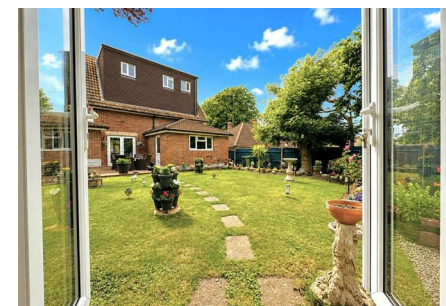
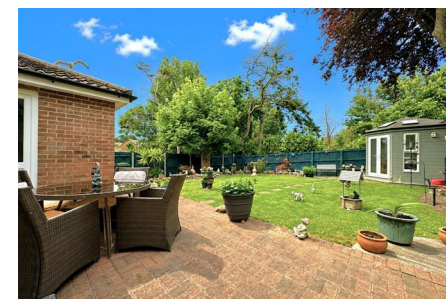
Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band D. Services: - Mains gas, electric & drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

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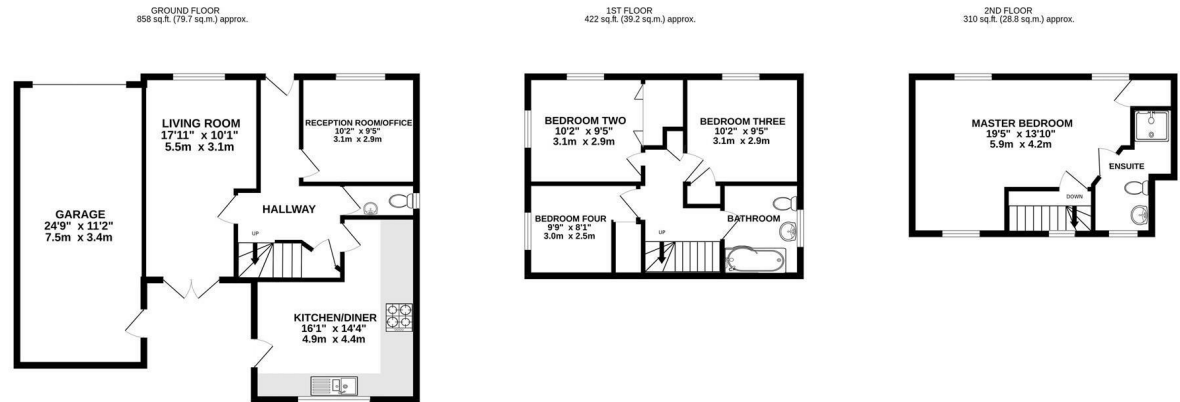
Spanning over three floors with the master bedroom benefitting a modern shower en-suite.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 1590 sq.ft. (147.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We value more than your property

33 St Thomas Street
Weymouth
Dorset
DT4 8EJ
01305 787434
sales@beaumontjones.co.uk
www.beaumontjones.co.uk